

**CITY OF CALEXICO  
REDEVELOPMENT AGENCY  
AGENDA REPORT**

**SUBJECT:** Approval of Purchase of the Restroom Facilities on the 300 Block of First Street

**AGENDA DATE:** November 18, 2008

**PREPARED BY:** Nick Fenley, General Services Director

**APPROVED FOR AGENDA BY:** Ralph Velez, City Manager

**FISCAL IMPACT:** \$ 54,413.00

**BACKGROUND INFORMATION: (Prior action/information)**

On August 5, 2008, the City of Calexico received a letter from the County of Imperial Environmental Health Department stating that the restroom facilities located on the 300 Block of First Street were found to be inadequate for public use. The County gave a notice of closure within 15 days of receiving the letter if corrections to the facility were not made. Due to the deteriorated conditions of the facilities, it was determined not feasible to make repairs, the facility was closed and temporary portable restrooms were set-up until the restrooms could be replaced.

Reason for urgency of this item is due to the Holidays, which are upon us and the increase in pedestrian traffic with the agricultural season beginning this month. A delay in purchasing the modular restrooms may create a health and safety hazard due to the unavailability of public restrooms.

Staff has received three quotes for replacement units as follows:

SUPPLIER	QUOTE AMOUNT
Modular Building Concepts	\$ 54,413.00
Mobile Modular	\$ 62,235.88
Modular Structures	\$ 67,639.00

Agenda Item No. \_\_\_\_

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## **RECOMMENDATION**

We recommend City Council award Modular Building Concepts, the lowest quote submitted, and authorize the purchase of the modular restroom facilities in the amount of \$ 54,413.00.

## **DOCUMENTS ATTACHED:**

1. Bid Tabulation Sheet and Quotes Received.
2. Purchasing Policy & Procedures on Urgency Purchases
3. Imperial County Environmental Health Department letter dated August 4, 2008.
4. Response to County letter from City of Calexico dated August 11, 2008.

**Agenda Item No. \_\_\_\_\_**

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**QUOTES FOR MODULAR RESTROOM FACILITIES  
FIRST STREET AND HEBER AVENUE  
NOVEMBER 5, 2008**

SUPPLIER	QUOTE AMOUNT
Modular Building Concepts	\$ 54,413.00
Mobile Modular	\$ 62,235.88
Modular Structures	\$ 67,639.00



## QUOTATION/AGREEMENT

By: Chris Kerper

Company City of Calexico Contact Peter Castro  
Address 644 Pierce Avenue Phone (760)768-2108 Fax \_\_\_\_\_  
Calexico, CA 92231 Date 10/29/08

Size 12 X 40 Square Feet 480 Unit # pending New ☐ Used ☒ Insurance Value \$ \_\_\_\_\_

Deliver to: Street pending City Calexico State Ca. Zip \_\_\_\_\_

PURCHASE		LEASE		OPTIONS		(Check box if desired)
Base Price	\$ <u>54,413</u>	Minimum Lease Term	_____/Month			
Delivery	<u>Included</u>	Monthly Rate	\$ _____			
Set Up	<u>Included</u>	Monthly Tax	\$ _____			
*Transfer Fee	<u>Included</u>	Delivery	\$ _____			
*Sales Tax	<u>Included</u>	Set Up	\$ _____			
		** Dismantle	Prevailing Rate			
*Estimate only		**Return Delivery	Prevailing Rate			

**\*\*Actual cost at lease end based on scope of work, site conditions and prevailing rates at time of return delivery.**

**Note:** Buyer responsible to manifold and connect all sewer and water lines on site. Lines are stubbed below floor only.

Quotation based on specifications and floor plan dated: 10/29/08.

**Terms (Lease)** – Deposit equivalent to one month's rent due prior to delivery. Lease payments net 10 days thereafter.

**Terms (Purchase)** – 25% deposit due on order, balance upon completion of set-up.

NOTE: Delivery, set up, dismantle and return delivery prices based on "site unseen" conditions and attached terms and conditions. Site assumed to be flat, level and accessible. If "running gear" must be removed to accommodate a ramp or un-level site, one or more of the following estimated charges will apply; Remove or install axles: \$75ea, Tires: \$25 ea, Hitch: \$75 ea. Raise or lower unit: \$125 -\$150 per floor. Jack structure into or out of position: \$100 - \$200 per hour. Quote effective for 30 days. Used units subject to availability and sold "as is where is" with no warranty expressed or implied. Tax and license not included. Agreement subject to credit approval and acceptable insurance.

*In witness whereof, the following parties have executed this agreement subject to the terms and conditions set forth.  
This agreement may be signed by way of facsimile copy and as such will be deemed original*

### LEASE APPROVAL

### PURCHASE APPROVAL

By: X \_\_\_\_\_  
Lessee

By: X \_\_\_\_\_  
Buyer

Print Name: X \_\_\_\_\_ Date: \_\_\_\_\_

Print Name: X \_\_\_\_\_ Date: \_\_\_\_\_

Modular Building Concepts Inc. (Lessor/Seller) By: \_\_\_\_\_ Date: \_\_\_\_\_ Reviewed by \_\_\_\_\_

**Modular Building Concepts, Inc.**  
**Quotation Terms and Conditions**  
**Date 10/29/08**

**Construction Standards and Codes**

DSA approved.

**Permits**

Permits, permit fees, or requirements resulting from permits are specifically excluded.

**Set-Up**

Set-up includes placing the structure on a DSA approved wood foundation system. Site must be flat and level within 2" in all directions, accessible by truck and coach without special handling, free from all obstructions (ie: buildings, cars, trees, fences, etc.) and capable of adequately supporting the entire structure. Minimum required soil compaction is 1,000 p.s.f. EXCLUSIONS: Skirting, concrete foundation, jacking structure into position, use of forklift or crane, and standby time.

**Utilities**

PLUMBING - Connection of sewer and water lines excluded. All lines stubbed below floor only. Client responsible for labor and materials to manifold and connect to source.

ELECTRICAL - Connection of electrical sub-panels to source excluded. Multi-unit structures require interconnecting of sub-panels. Interconnection of sub-panels or main distribution panel not included.

**Dismantle**

Dismantle is for a "typical" installation. EXCLUSIONS: Jacking out of place, raising or lowering unit, installation of tires, wheels, axles, hitch, removal of skirting, tie downs, foundation, decks, ramps, steps, awnings or any other structures on or around unit. Client is responsible for disconnecting all utility lines and cleaning the unit.

**Steps and Ramps**

STEPS -- Not included.

RAMPS - Included

**Delivery Schedule**

Delivery schedule to be determined. Schedule based on number of buildings ordered and current workload at time of order.

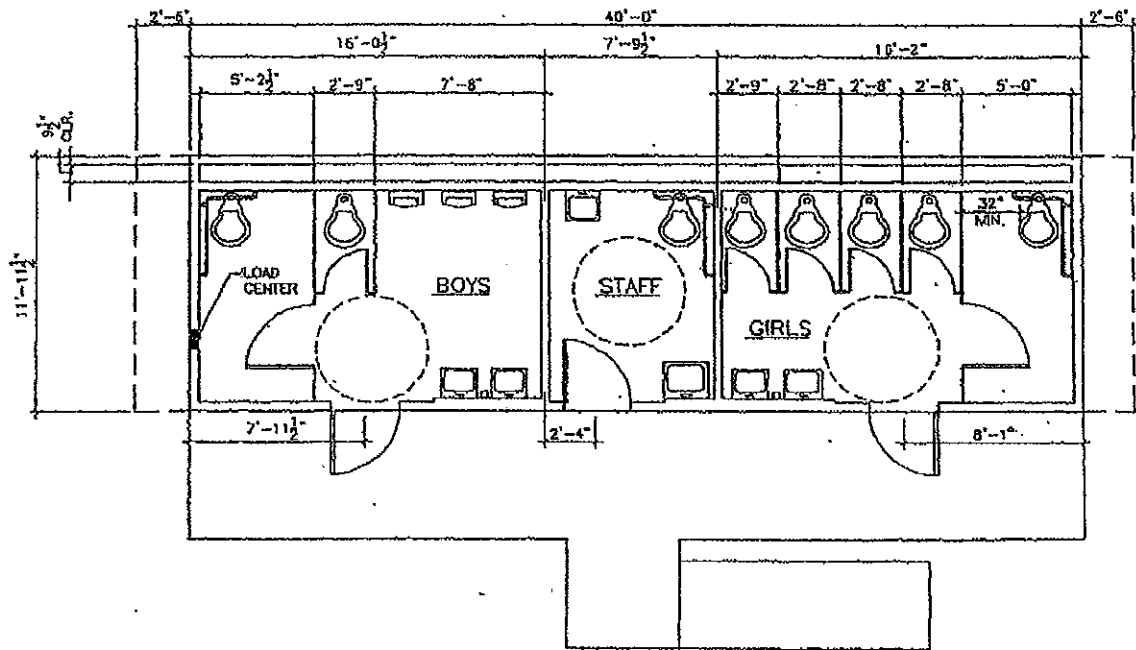
**Architect/ DSA Fees**

Not included.

**Classroom Specifications**

See attached specifications. NOTE: In the absence of a floor plan or specifications in the bid Modular Building Concepts' standards will prevail.

REAR



FRONT

FLOOR PLAN RESTROOM-B

Customer & Site Information		Mobile Modular Contact
<b>Customer Information:</b> <b>City of Calexico</b> 644 Pierce Avenue Calexico, CA 92231 760-768-0992	<b>Site Information:</b> City of Calexico 644 Pierce Avenue Calexico, CA 92231 Peter Castro 760-768-0992	<b>Questions?</b>  Please Contact: John Bolt John.Bolt@MobileModularRents.com Direct Phone: (951) 360-6600 Fax: (951) 360-0622

Product Information				
	Qty	Purchase Price	Extended Purchase Price	Taxable
Restroom, 12x40 HCD (NonStd) <i>Restroom Building Non-Standard Configuration Size excludes 3' towbar.</i>	1	\$62,235.88	\$62,235.88	Y

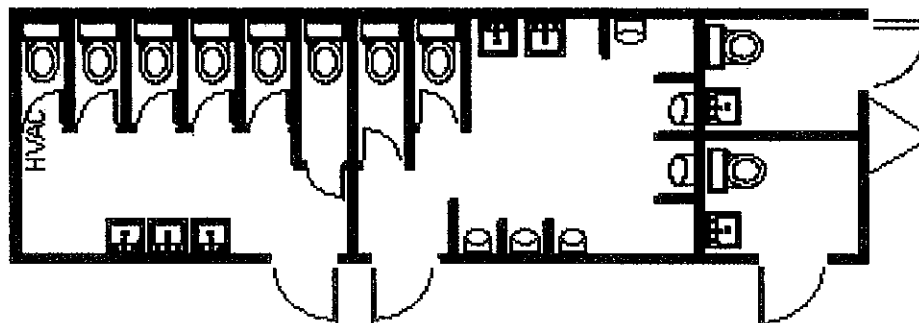
	Qty	Charge Each	Total One Time	Taxable
<b>Restroom, 12x40 HCD (NonStd)</b>				
Block and Level Building (A3)	1	\$125.00	\$125.00	N
Delivery Haulage 12 wide	1	\$990.60	\$990.60	N
			\$1,115.60	

#### Special Notes

Used Modular Building is sold as is. This agreement does not include additional requirements by the city or building department. Mobile Modular accepts no responsibility for site work, utility connections (electrical/plumbing), permits, and fire protection. The Restroom in this unit is NOT self-contained; client is responsible for fresh water hook-up and either a holding tank or sewer line connection. This purchase proposal and your order are contingent upon approved credit and receipt of signed Sale Agreement, Confirmation Form, and Limited Power of Attorney. Payment must be paid in full before work is performed to building and delivery.

#### Floor Plans

All drawings and specifications are nominal  
Restroom, 12x40 HCD (NonStd)



#### Features:

R.NS  
Restroom Building Non-Standard Configuration Size excludes 3' towbar.

#### Additional Information

- Quote is valid for 30 days
- A minimum cleaning charge of \$125 per floor will apply.
- Customer's site must be dry, compacted, level and accessible by normal truck delivery. Costs to dolly, crane, forklift, etc. will be paid by customer. Unless noted, prices do not include permits, ramp removal, stairs, foundation systems, foundation system removal, temporary power, skirting, skirting removal, engineering, taxes or utility hookups.
- This transaction is subject to prior credit approval and all terms, conditions, and attachments of MMMC's standard contract. Security deposit and payment in advance may be required.



Mobile Modular Management Corporation  
11450 Mission Blvd.  
Mira Loma, CA 91752-1015  
Phone: (951) 360-6600 Fax: (951) 360-6622  
[www.MobileModularRents.com](http://www.MobileModularRents.com)

## Sale Quotation

Quotation Reference: 120000219.1  
Date of Quote: 10/10/2008

• Prices do not include applicable tax.



November 4, 2008

City Of Calexico  
608 Heber Ave.  
Calexico, Ca. 92231  
Ph: 760-768-2108  
Fax:  
Attn: Peter Castro

Ref: City of Calexico Restroom Building

Estimate #855

Thank you for your interest in Modular Structures International, Inc. (MSI) and for providing us the opportunity to quote this project. This Proposal, for the (1) 12' x 40' Modular Restroom is based on the plans provided to MSI and the attached MSI Specifications and Exclusions, which are a part of this Proposal.

Due to material and freight price fluctuations, we reserve the right to review this quote if it is not accepted within 15 days. Any contract let but not exercised immediately (NTP) for construction and/or delivery will be reviewed for reasonable pricing at the time of release for manufacturing. If any price changes are necessary, we may submit to you a Change Order Proposal. Acceptance of this proposal/quote also acknowledges agreement of payment terms as follows: 25% Deposit upon acceptance of this proposal/quote. Work will not begin until receipt of this deposit. 50% of contract amount is due upon delivery of modular buildings. Balance due as monthly progress billings based on percentage of site completion. All payments are due payable in full within 45 days of receipt of invoice. Payments beyond 45 days are subject to a 1% penalty per every 15 days delayed.

**Proposal: \$67,639.00**

**Proposal Includes: *Please See Attached Specifications***

**Proposal excludes: *Please See Attached Specifications***

Engineering takes 3 to 4 weeks from the time the order is finalized. If necessary, MSI will provide your architect with the required drawings and calculations to incorporate into the Architects site drawings for HCD approval. Upon HCD approval, materials will be ordered and the building scheduled into production. This normally takes four to six weeks depending on the materials involved with additional time required for installation

Thanks again for the opportunity and please feel free to call with any questions

Sincerely,

  
\_\_\_\_\_  
Michael Schmid,  
Business Development Manager

  
\_\_\_\_\_  
Dean Owens,  
V.P. of Business Development and Marketing



# **PROJECT SPECIFICATIONS** **SITE REQUIREMENTS - EXCLUSIONS** **City Of Calexico Restroom Building**

Owner Name:	City Of Calexico	Notes, Reference
Project Name:	City Of Calexico	
Architect Firm / Name:		
Project No:	TBD	
Serial No's:	TBD	
Building Size, Description:	(1) 12' x 40' Restroom Building	
Module Configuration:	(1) 12' x 40' Module	
MSI PC No:	N/A	
Construction Type:	Type V-N	
Occupancy Type:	E-1	
Specification Type:	None	
Addenda:	None	

## **Foundation**

Type	Wood Pad	
Anchor	15" Steel Pipe	

## **Floor**

Live Load	70 LB	
Perimeter Frame	C7 9 8# Channel	
Floor Joists	7 x 1.5 x 11GA Z Purlin (MSI 19)	
Insulation	R-11 UF Batts	
Floor Deck	1 1/8 Sturdifloor	
Floor Finish	Sheet Vinyl With 6" Self Cove	
Floor Finish Color(s)	TBD	
Column Size	3 1/2" x 3 1/2" x 1/4" Steel Tube	

## **Ceiling**

Height	8'-0"	
Ceiling Framing	2 x 6 Framing (Hard Ceiling)	
Ceiling Finish	1/2" Drywall With Tape Texture Paint (In Plant)	
Fire Rated Conditions	None	

## **Walls**

Exposure	80 MPH	
Exterior Wall Framing	2 x 4 #2 HF Lumber Studs 16" OC	
Chase Wall Framing	2 x 4 #2 HF Lumber Studs 16" OC	
Interior Wall Framing	2 x 4 #2 HF Lumber Studs 16" OC	
Exterior Wall Insulation	R-13 UF Batts	
Interior Wall Insulation	R-11 UF Batts	
Exterior Substrate	15lb Siding Paper	
Exterior Finish	5/8" Painted Duratemp Siding 8" OC	
Exterior Color	TBD	
Interior Substrate	1/2" Moisture Resistant Drywall	
Interior Finish	Fiberglass Reinforced Panels	
Interior Finish Color	TBD	
Fire Rated Conditions	None	

## Roof

Roof Live Load	20 LB	
Roof Profile	Dual Slope	
Roof Slope	1/4 : 12 Pitch	
Roof Truss @ Sidewalls	Steel 10ga C Beam	
Roof Truss @ Modlines	N/A	
Roof Purlins	8" 14ga Z Purlin	
Roof Front Overhang	2'-6"	
Roof Rear Overhang	2'-6"	
Roof Side Wall Overhang	None	
Parapet Type	None	
Parapet Site Extension	None	
Parapet Coping	None	
Insulation	R-19 UF Balls	
Roof Deck	None	
Roof Finish	22ga Galv Standing Seam	
Soffit Framing	None	
Soffit Finish	N/A	
Roof Screen	None	
Roof Access	None	
Roof Drainage	Facia Gutters and Downspouts	
Gutter Color	TBD	

## Door - Hardware - Windows

Exterior Door	Exterior Boy/Girl RR Door	
Exterior Door Frame	16ga Hollow Metal - Knock Down	
Door & Frame Color	TBD	
Door Hardware	Lock Set	
Interior Door	None	
Interior Door Frame	None	
Door & Frame Color	TBD	
Door Hardware	None	
Exterior Window	None	
Window Color	N/A	
Interior Window	None	
Window Color	TBD	
Blinds	N/A	

## Casework

Cabinets/Counter tops	None	
Marker Board	None	

## HVAC

Unit Qty	N/A	
Hvac Model	N/A	
BTU Size	N/A	
Energy Type	N/A	
Energy Rating	N/A	
Electrical Service type	N/A	
Supply Air Ducting	N/A	
Return Air Ducting	N/A	
Thermostat	N/A	

# Plumbing

Water Pipe	Copper Pipe	
Waste Pipe	ABS Plastic Pipe	
Gas Pipe	None	
Prepare Trunk-lines	Yes	
Water Closet - Std Use	WC1 Crane 3446 Placidus Wall Hung Flush Valve Water Closet	
Water Closet - ADA Use	WC1 Crane 3446 Placidus Wall Hung Flush Valve Water Closet	
Water Closet Flush Valve	Sloan Regal 111 Flushometer	
Urinal	UR1 Crane 7309 Manhattan Wall Hung Urinal	
Urinal Flush Valve	Flush Valve (Manual For FV, Urinals)	
Lavatory	LV1 Crane 1412V Harwich 20 x 18 Wall Hung Lav	
Lavatory Faucet	Freedom 1208A-01 Lever Faucet	
Janitor Sink	None	
Shower Stall	None	
Drinking Fountain	None	
Chilled Drinking Fountain	No	
Water Heater	Electric Water Heater 6 gal	In Attic Space
Floor Drain & Trap Primer	Included	
Floor Sink & Trap Primer	None	
Sinks	N/A	
Rough Plumbing Only	None	
HVAC Condensate drain	None	
Grab Bars	Included	
RR Accessories	Mirror and Single Toilet Paper Holder	
RR Partitions	Metal Partitions	
Fire Sprinkler System	None	

# Electrical

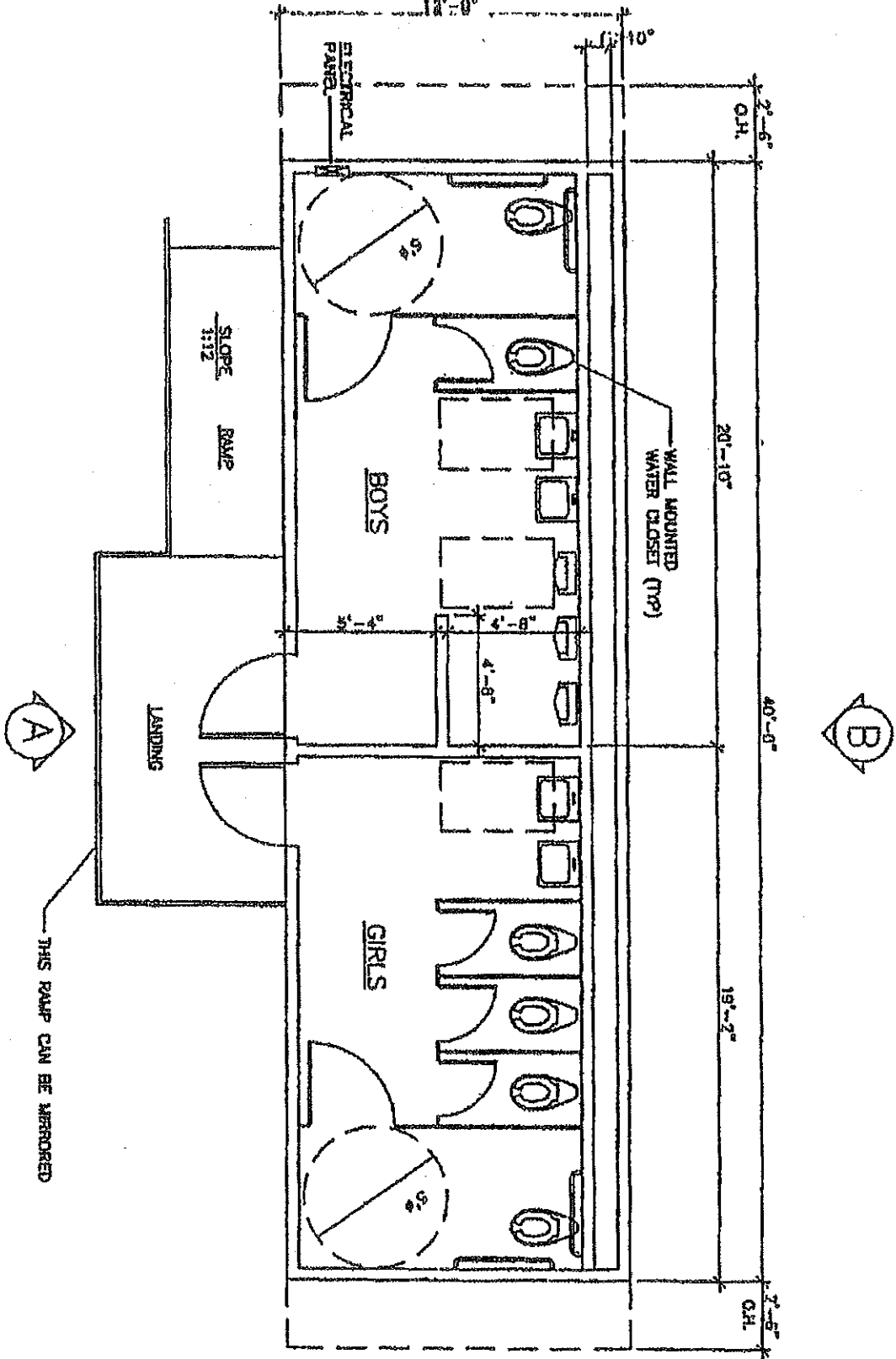
Service Type	208/120 V 1 Phase	
Service Entrance	Nipple out of wall	
Load Center	100A Interior Flush Locking Cover	
Conduit Type	EMT	
Specification	None	
Light Troffer	2' x 4' Recessed lay-in, 3 - lamp, T-8 electronic ballast, clear prismatic lens.	
RR Surface Light	None	
Emergency Light Troffer	Dual lamp battery pack, hard-wired to building as required by Code.	
Exit Light	LED display & battery back - up as required by Code.	
Exterior Light	MSI Std.	
Receptacle	None	
Dedicated Circuits	For Water Heater	
Motion Sensor	None	
Switching	Wall Mount Switch	
Cover Plates	Ivory	
Exhaust Fans - Staff	None	
Exhaust Fans - Student	None	
Fire Alarm	Conduit system only	
Wall Clock	None	
Fire Alarm Conduit	Fully inter-connected, ready for cable, conduit and junction box system in walls and attic area. Including box locations for Horns, Strobes, Pull Stations, Smoke & Heat Detectors & Exterior entrance box.	
Low Voltage Conduit	None	
Fire Alarm Equipment	Not Included: All devices, detectors, equipment, cable & wire by Owner as required.	
Low Voltage Equipment	Not Included: All devices, equipment, cable & wire for Data, Security, Inter-com, Phone, TV, etc. by Owner as required.	
Fire Extinguisher	None	

**Ramps/Landings/Decks**

Ramp(s)	Standard PC Ramp
Landing(s)	N/A
Deck(s)	Standard PC Deck (Restroom Buildings)

**EXCLUSIONS**

General Exclusions	Materials or Installation of any Feature or Construction not expressly described here-in. Any Feature or Construction beyond the Modular Building footprint.
Facilities	Temporary Fencing, Water supply, Electrical service, Phone service. Site Security
Utilities	Utility Trenching & Backfill, Piping, Conduit, Wiring. Utility Connections to the Modular Building's Point of Connection.
Site Fixtures	Flatwork & Pavements, Landscaping, Fencing & Gates, Outdoor Wall Structures, Shade Structures, Playground equipment, Storm Drains, Area Lighting, Signage.
Building Features	Low Voltage Systems Wiring, Devices or Equipment (Empty conduit by MSI) Fire Alarm System Wiring, Devices or Equipment (Empty conduit by MSI). Energy Management System Wiring, HVAC unit Components, Devices, Equipment. Electrical Distribution Wiring or Equipment or Transformers (Building sub-panel(s) by MSI) Electrical Ground (Conduit from Building sub-panel(s) by MSI) Kitchen Appliances or Fixtures Furniture or Office Equipment Window or Door Security Screens Potable Water System Chlorination Permanent Keying or Key Changes



bid process. The City Manager may authorize the award of cooperative purchase agreements up to \$9,999. City Council approval is required for the award of any cooperative purchase of \$10,000 or more.

**Sole Source Purchases**

Commodities and services, which can be obtained from only one vendor, are exempt from competitive bidding. Sole source purchases may include proprietary items sold directly from the manufacturer, items that have only one distributor authorized to sell in this area or a certain product had been proven to be the only product that has proven to be acceptable. All sole source purchases shall be supported by written documentation signed by the appropriate Department Head and forwarded to the Finance Department. The Finance Director or designee will make final determination that an item is a valid sole source purchase.

**Urgency Purchases**

An urgency is one where there is an unforeseen situation which requires immediate procurement of materials or services in order to continue operations of an essential department, or for the preservation of health, safety and welfare of the people, or protection of property, when there is a present, immediate and existing danger. A depletion of stock through normal routine usage is not considered an urgency item.

Urgency purchases may be made without competitive bidding when time is of the essence, and shall be made only for the following reasons:

1. to preserve or protect life, health or property; or
2. upon natural disaster; or
3. to forestall a shutdown of essential public services

Since urgency purchases do not normally provide the City an opportunity to obtain competitive quotes or properly encumber funds committed, sound judgment shall be used in keeping such order to an absolute minimum. In addition, the following requirements shall apply:

4. The Finance Department shall be contacted as soon as possible for an advance purchase order number, which may be given verbally to cover the urgent transaction. If unable to contact the Finance Department place the order and contact the Finance Department the next workday.
5. A completed purchase requisition shall be submitted to the Finance Department within two working days, or as soon as possible as the information is available. The appropriate Department Head shall sign all purchase requisitions for urgent purchases.
6. Documentation explaining the circumstances and nature of the urgency purchase shall be submitted by the appropriate Department Head as follows:
  - a. Purchases \$2,500 or less: Use standard purchasing procedure;
  - b. Purchases in the amount of \$2,501 - \$9,999: Report to the Finance Director by processing requisition within one day;

**INVESTIGATION REQUEST**Imperial County  
Environmental Health Department**6539**CONTROL NUMBER  
Reported: 08/04/08

DATE 08/04/08 TIME 7:59 am BY AP PGM 48G INVENTORY TYPE 100 General Environmental Health LOCATION 40 Uche, Chris SD/Emp 103 Sup/Dist 103

REQUESTED BY RAY WILLIAM ASKINS JR  
P.O. BOX 1328  
CALEXICO CA 92231

WORK PHONE HOME PHONE CELL PHONE

REGARDING CALEXICO PUBLIC RESTROOMS  
FIRST & HEBER AVE  
CALEXICO CA 92231

CONTACT PHONE OTHER PHONE CELL PHONE

RESPONSIBLE PARTY SAME AS REGARDING

**PREVIOUS FINDINGS / ACTION TAKEN:**

08/05/08 1 INVESTIGATION COMPLETED; Date: 8/04/08 Time:10:25 am Upon arriving I noted and observed the restrooms to be dirty, filthy, disgusting, offensive smelly, nauseating, gross and constitute nuisance to the health of the residents of the City of Calexico. The restrooms lack basic liquid soap and sanitary hand towels. The toilets were not provided with toilet sits. The doors were not provided with locks to protect the citizens using the restrooms for privacy. Floor tiles, walls and ceiling tiles were noted dilapidated. For the protection of the valued health of the residents of City of Calexico the restrooms shall be closed within 15 days if all the violations or deficiencies are not corrected. C.U.

**NATURE OF REQUEST:**

1 INSECTS, RODENTS  
(08/05/08)

CONFIRMED ☐ NOT CONFIRMED ☐ NOTICE ISSUED ☐ COS ☐

FINDINGS / ACTION TAKEN:

**NATURE OF REQUEST:**

19 RESTROOMS  
Rp is complaining about the calexico public restrooms. He mentioned that they are such in a deorable conditions. The restrooms are dirty, filthy, disgusting, smelly, gross, and nauseating. Please go out and investigate. See letter attached

CONFIRMED ☐ NOT CONFIRMED ☐ NOTICE ISSUED ☐ COS ☐

FINDINGS / ACTION TAKEN:



# CITY OF CALEXICO

608 Heber Ave.  
Calexico, CA 92231-2840  
Tel: 760.768.2160  
Fax: 760.768-0992  
[www.calexico.ca.gov](http://www.calexico.ca.gov)

## General Services Department

August 11, 2008

Chris Uche  
County of Imperial  
Environmental Health Specialist III  
797 Main Street, Suite B  
El Centro, CA 92243


RE: Investigation Request Report Control Number 6539

Dear Mr. Uche;

This letter is to serve as an official notice of the action taken by the City of Calexico on the Imperial County Environmental Health Department's Investigation Request Form, Control Number 6539 dated August 4, 2008, issued to the City of Calexico on August 5, 2008.

The City of Calexico closed down the public restrooms located at the 300 block of First Street on August 6, 2008. Temporary portable toilets have been set up at this location and the City of Calexico is in the process of going forth with the replacement of the permanent structure.

Respectfully,

  
Nick Fenley  
Director of General Services

Cc file

*Viva Calexico!*